

City of Lynnwood
PLANNING COMMISSION MEETING MINUTES
OCTOBER 24, 2002

Commissioners present:

Dave Johnson
Brian Bigler
Patrick Decker
Donna Walther
Tia Peycheff
Jacqueline Powers

Absent: Rosemary Melomey

Staff present:

Ron Hough, Comprehensive Planning Manager
Dennis Lewis, Senior Planner

SUMMARY OF THE OCTOBER 24, 2002, MEETING MINUTES

Housing: Types, Trends, Affordability and Infill

Staff presented an extensive PowerPoint presentation on housing to familiarize the Commission with housing types, development types, current conditions in Lynnwood, project capacity for new housing, the County's growth allocation process and to look at different types of infill development, separation and buffering.

Secure Community Transition Facilities

Staff described the state mandates behind the City's recently passed interim ordinance and the requirement to identify locations suitable for this type of transitional housing. After passing the interim ordinance, the City Council referred this matter to the Commission for review and recommendation. It will be discussed in greater detail at the November 14 Commission meeting.

CALL TO ORDER

Chair Johnson called the meeting to order at 7:00 p.m.

Since this was the first meeting for newly appointed Commissioner Donna Walther, Chair Johnson welcomed her and asked the Commissioners to introduce themselves. Ms. Walther followed with a summary of her background and interests.

APPROVAL OF MINUTES

Commissioner Powers moved to approve the October 10, 2002, minutes as written. The motion was seconded by Commissioner Bigler and carried unanimously.

DIRECTOR'S REPORT

Planning Manager Hough reported on the following Council activities:

October 14: The City Council conducted a public hearing on the Secure Community Transition Facilities interim ordinance. It also made decisions on all ten of this

year's proposed Comprehensive Plan Amendments, with the exceptions of two mobile home parks which will require additional study.

November Schedule:

The final ordinances to adopt the Comprehensive Plan Amendments and related zoning amendments will be reviewed at a work session on Nov. 4 in preparation for adoption on Nov. 12.

The Council will discuss Development Regulations – Phase 1 proposals at its Nov. 20 work session, followed by a public hearing on Nov. 25.

Mr. Hough reminded the Commission of the Growth Allocation Retreat, which will be held at Everett Station on Saturday, Oct. 26. It's open to the public. And, on Wednesday, Nov. 6, there will be a celebration of a future community park at the Tutmark Hill site on the east side of I-5. The Commission is invited to attend the 3:30 pm ceremony.

WORK SESSIONS

1. Housing: Types, Trends, Affordability and Infill – Part 2

Senior Planner Dennis Lewis gave an informative PowerPoint presentation. It included a review of information provided at the October 10 meeting and progressed into a more specific discussion of various types of housing developments, as well as examples of different house and lot sizes and densities. Lewis also showed pictures of typical residential infill that has taken place within Lynnwood and also different types of buffering applications. The Commissioners were invited to give their own impressions of these techniques or offer any other ideas that might be considered.

During the presentation it was noted that many households are paying more than 30% of their incomes for housing and that Lynnwood's median household income had decreased since 1990, considering adjustments for inflation. The Commission asked about the basis for the 30% figure. It was described as a general, but widely accepted, rule of thumb that is used to determine whether or not a household can afford to purchase a home or qualify for a loan.

Commissioner Decker asked if Lynnwood would be pressured to accommodate our population allocation, even if it's unreasonably high. Staff responded that the allocation process is intended to be collaborative and will consider input from the cities, which is why we need to be involved. We completed our five-year Comprehensive Plan Update early so we could clearly show the County our development and housing build-out capacity. We are now asking them to consider these figures when allocating population to Lynnwood. If our plans and zoning allow the allocated development to occur, we shouldn't feel any undue pressure.

Commissioner Bigler asked what kinds of non-residential lands might be found suitable for residential development and if that might include parks or golf courses. Lewis responded that non-residential lands might include marginal commercial or industrial properties, possibly along Highway 99 or other locations. Hough added that parks would probably not be considered for residential development because, as new residential development occurs, so does the demand for parks to meet our adopted level of service.

[Chair Johnson called for a break at 8:23 pm. The meeting was reconvened at 8:30 pm]

2. Secure Community Transition Facilities (SCTF):

Senior Planner Lewis briefed the Commission on the status of the interim ordinance that was recently passed by the City Council and the need for the Planning Commission to review this matter and make recommendations to the Council. The state has required cities to either adopt our own ordinances and siting processes or do nothing and be preempted by the state when it looks for a site for a facility somewhere in Snohomish County with up to seven beds. We can identify suitable locations within our community, but we can't exempt ourselves from being a possible location. The facility will be essentially a small prison.

Following Lewis' presentation, Chair Johnson stated that the Planning Commission's task is to address the development regulations and zoning and arrive at a rational and technical recommendation to the Council. The Commission should not spend time discussing any personal or emotional issues related to this matter that are beyond our control.

Commissioner Walther asked Mr. Lewis to more specifically describe the proposed area. He referred to a map contained in the report that shows an area in the extreme southwestern corner of Lynnwood. Part of our work will be to look more closely at this area, apply locational criteria and determine whether or not a suitable site exists in the area.

Following the discussion, Chair Johnson directed staff to invite DSHS representatives and the City Attorney to attend the Commission's November 14 meeting.

NEW BUSINESS

Chair Johnson noted that an updated Planning Commission Roster had been distributed. He asked the Commissioners to forward any corrections or changes to Mr. Hough.

INFORMATION ITEM Upcoming Commission Meetings

Upcoming Commission Meetings

November 14:

Work Session: Draft Historic Preservation Amendment

Work Session: Transitional Buffers Code Amendment

Work Session: Secure Com. Trans. Facilities (SCTF) – with DSHS and City Attorney

November 28: No meeting (Thanksgiving holiday)

December 12:

Hearing: Historic Preservation Code Amendment

Hearing: Transitional Buffers Code Amendment

Work Session: Commission Election Process.

ADJOURNMENT

Commissioner Decker, seconded by Commissioner Powers, moved to adjourn. The motion carried, and the meeting adjourned at 9:00 p.m.

Dave Johnson, Chair